



# The Renovator

A Pentagon Renovation Program Newsletter



Vol. 6, No. 1

Winter 2001

## IT'S FOR REAL! Wedge 1 Move-ins Begin February 2001

In April of 1942, the first employees to work in the Pentagon departed shuttle buses beyond what is now South Parking and walked on wooden planks over mud and rubble to arrive at the first completed offices in the Pentagon. On Feb. 22, 2001, nearly 59 years later, employees, in a very real sense, will enter the Pentagon again for the first time when they move into renovated areas of Wedge 1. "It is fair to say that employees will be entering a new office building," said Dave Westrick, Wedge 1 Project Manager for the Pentagon Renovation Program. "We literally brought the wedge down to its bare bones during the renovation process. Nothing remained from the original Pentagon except for the columns, floor slabs and external walls."

For three years during the demolition and reconstruction process, 20,000 employees in the Pentagon and 5,000 personnel relocated to offices outside the building have been only casually aware of renovation activities in Wedge 1. In fact, aside from the noise generated by construction activity, work inside Wedge 1 remained somewhat of a mystery to most people. Not any longer.

"Every employee in the Pentagon will make his or her way through Wedge 1 at some point in the next few weeks," said Lee Evey, Pentagon Renovation Program Manager. "It is our most significant milestone to date and marks the most visible part of the Pentagon Renovation Program. Wedge 1 directly affects the average Pentagon employee and it will be the activity by which they judge our Program," said Evey.

The first employees to make that judgement will be 100 Air Force personnel who will move into new

offices on the 5<sup>th</sup> floor in both the A- and B-rings. Ironically, Air Force personnel were the last to move into the Pentagon when the service was established in 1947, well after Pentagon offices were completely filled. Air Force employees were "accommodated" in the Pentagon's basement, an area not originally intended for human activity. In fact, before newly renovated space in the mezzanine was turned over in 1998, many Air Force offices in the basement were plagued by poor air circulation, leaky ceilings, and dark, dank conditions (and were often shared with rodents and other "critters"). The new offices that Air Force employees enter in February 2001 may give some the impression that they are not even in the Pentagon.

In fact, upon entering Wedge 1 in the A-ring from the Corridor 4 side, personnel may have to squint at first as they are greeted by bright modern corridors, light colors and new terrazzo floors. Walking along the A-ring corridor, they will enjoy the views down to the Center Courtyard through new blast-resistant windows that improve physical security while replicating the historical features of the old units. As employees approach the apex of Corridors 3 and 4, curiosity will peak as a new escalator bank comes into view.

Nearing the escalator's glass balustrades, personnel will glimpse downward over the metallic railing, perhaps casually at first, not anticipating the dramatic view that awaits. Then, in an instant, eyes will



*A view of the new escalator bank at the A-ring apex in Wedge 1.*

*(cont'd on next page)*



## Wedge 1 opens in Feb. 2001

(cont'd from page 1)

widen as a five-floor overlook comes into view.

Continuing on toward B-ring office space off of Corridor 3 employees will first pass by modern restrooms that feature electronic sensors on all fixtures and provide full accessibility for persons with disabilities.

Just before reaching the B-ring, employees will notice two new passenger-only elevators, which they can use without fear of encountering one of the many electrical vehicles that crowd the Pentagon's corridors. When the wedge is completed later this summer, employees will enjoy the convenience of six additional elevators, three each at both Corridors 3 and 4 near the E-ring.

Upon reaching the B-ring, employees will notice that the corridor that bisects the ring no longer exists. The entire area has been reconfigured to an open bay office environment. The office space now spans the entire 50 feet of the ring allowing natural light to pour in from both sides through new energy-efficient windows. The open bay environment also gives agencies more contiguous space, enhances the flexibility of furniture configurations, improves air flow, and most importantly, allows each of the services to consolidate personnel more efficiently.

Individual office space is defined by "spinewalls" that carry electrical conduits and new telecommunication lines,



**Looking up:** During a recent tour of Wedge 1, Honorable Robert Pirie, Acting Secretary of the Navy (center), turns his glance skyward through skylights in a new cafeteria in Wedge 1. Dave Westrick, Wedge 1 Project Manager (left), and Stacie Condrell, Tenant Activities Group Leader, escorted Mr. Pirie through the wedge.

including fiber optics, to every work station at the "belt-line" level rather than at the floor, making desk connections much quicker and simpler.

"It is extremely rewarding to arrive at this point where we can begin moving people back into the wedge," said Westrick. "The entire renovation team, including all of our Pentagon agency representatives, have been working toward this goal for more than three years now," he reflected.

In all, hundreds of personnel have worked and continue to work on designing, engineering, information management and telecommunications, planning, scheduling, contracting, security and commissioning. Other employees serve on teams dedicated to representing tenant interests, defining tenant requirements, executing moves, and overseeing furniture acquisition and installation. And then there are the thousands of contracted laborers, 450 on any given day, who perform the work inside the wedge that has included demolition, abatement of

hazardous materials, reconstruction, and installation of new utilities and telecommunication conduits. Before the first sledgehammer could be raised, however, swing space teams had to complete the monumental task of relocating the 5,000 personnel in the wedge to external office space to clear the way for construction.

"The Wedge 1 Team has faced many challenges and overcome many obstacles to get to this point," said Westrick. "We feel we have a product we can all be proud of, but it will be our customers that will have the final say. We are confident that the employees who move into Wedge 1 will be pleased with the results."

### Move Schedule

Tenant moves into Wedge 1 will occur over the next several months and will be completed in October 2001. On average, between 100 and 200 personnel will be moved at a time. Close to 85 percent of personnel in Wedge 2 (the area serviced by Corridors 5 and 6) will relocate to Wedge 1 with the remaining percentage of employees coming from external swing space or elsewhere in the Pentagon. Wedge 1 will house approximately 4,400 employees when it is fully occupied. The Wedge 1 general contractor is AMEC Construction Management, Inc., of Bethesda, Md.

*Editor's Note: In the next issue of The Renovator, we will talk with some of the first personnel to move into Wedge 1. We will also discuss many of the challenges the renovation of Wedge 1 presented to the Wedge 1 team and look at the coordination efforts of all the stakeholders.*



### Three years ago...

With sledgehammers in hand, nine Pentagon officials "swung" their support behind the Pentagon Renovation Program at a wall-bashing ceremony held Feb. 12, 1998.

The event observed the start of Wedge 1 construction, a major milestone in the Renovation Program as work began in the upper five floors of the Pentagon.





Wedge 1 as it appeared after demolition and abatement of hazardous materials. The entire 1,000,000 square-foot wedge was brought down to its bare structure. In all, 83 million pounds of debris were removed.



New insulation, windows, utilities, and electrical and telecommunication conduits were installed.

### Wedge 1 Highlights

- 1,000,000 square feet of building space renovated
- 83 million lbs. of debris removed (70% recycled)
- 28 million lbs. of asbestos-contaminated material removed
- 8 new passenger elevators
- Escalator at apex traversing all five floors
- 1,282 energy-efficient window units
- 386 blast-resistant window units
- New energy management and control system
- New heating and cooling system
- Modern telecommunications infrastructure
- External historical features preserved



### Swing Space Highlights

- 910,000 square feet (45 floors) renovated
- 7,000+ personnel moves accomplished
- New communications systems installed
- Connectivity with Pentagon maintained



### Getting the best value

To ensure the government receives the best value, the Renovation Program worked with the research and development components of furniture manufacturers to develop extraordinarily capable furniture designs. The Program also will keep contractors in constant competition and use award fees to ensure contractor profits are based on performance. In addition, pre-existing free-standing furniture (file cabinets, tables, executive and conference room furniture) will be re-used where appropriate.

These measures have reduced by \$10 million the cost estimated to furnish each wedge for a potential total savings of up to \$40 million for Wedges 2 through 5.



Areas are then carpeted and office partitions, featuring "spine-wall" technology, and furniture were installed. Electrical and communication lines are pulled through the spine-wall to every work station to ready the space for employees.

